

June 18, 2015

Frank Sowers, P.E.
Environmental Engineer II, Division of Environmental Remediation
New York State Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414

Re: May 2015 Progress Report
3750 Monroe Avenue, Pittsford, New York
NYSDEC BCP Site #C828187
LaBella Project No. 213131

Dear Mr. Sowers:

LaBella Associates, D.P.C. ("LaBella") is pleased to submit this Monthly Progress Report (MPR) associated with the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site (BCP ID No. C828187) located at 3750 Monroe Avenue, Town of Pittsford, New York, hereinafter referred to as the "Site." Below is a summary of activities completed in the past month (May 2015) and planned for this month (June 2015). As of the date of this MPR, all of the planned soil and groundwater sampling work has been completed and the SSDS is operational.

Activities in Previous Month

The following tasks were completed for the project during the month of May 2015:

- A May 6th walkthrough of the Site building with you, LaBella and Mitigation Tech regarding the installation of the SSDS and measurement/assessment of sub-slab pressure field extension (PFE) measurements beneath selected areas of the Site building. The following table summarizes the additional tasks to be performed at the Site, based upon the findings and conclusions of the May 6th meeting.

Additional Task	Status
Install two (2) additional SSDS extraction points in the Pittsford Town Court tenant space.	Completed on May 13, 2015.
Drill and measure two (2) additional PFE monitoring points in Concentrix Call Center in the northeastern portion of the Site building.	Completed on June 10, 2015. This PFE measurement data will be provided to you in the near future.
Drill and measure three (3) additional PFE monitoring points in Maximus office space adjacent to the long hallway in the southwestern portion of the Site building.	Completed on June 16, 2015. This PFE measurement data will be provided to you in the near future.

<u>Additional Task</u>	<u>Status</u>
Assess and, if deemed necessary, seal the sump located in the electrical transformer room in the southwestern portion of the Site building.	Sump was sealed with plastic sheeting and check valve assembly on May 13, 2015 (see attached photos).
Perform backdraft testing on the natural gas-fired hot water heater located in the Concentrix Call Center.	Smoke test performed on June 10, 2015. Observed natural updraft of smoke into hot water heater flue.
Explore Site building for additional natural gas-fired hot water heaters.	Visually assessed hot water heaters associated with restrooms and break rooms in various tenant spaces, and interviewed tenant contacts regarding the presence of natural gas-fired hot water heaters. Other than the hot water heater located in the Concentrix Call Center space (see above), all other observed hot water heaters are electric, and tenant contacts do not report the presence of natural gas-fired hot water heaters in their spaces.

- While investigating May 13th positive PFE measurements along the Town Court's common wall with VoltDelta's computer server room, LaBella and Mitigation Tech found that the server room has an elevated floor and the space beneath this raised floor (and above unfinished bare concrete floor slab with expansion joints and saw cuts) is highly positively pressurized for cooling the electrical/computer equipment. In an attempt to improve performance of the SSDS, on June 3rd Mitigation Tech sealed accessible expansion joints and saw cuts in the concrete floor slab below the raised floor in the VoltDelta server space (see attached photos).
- On May 22nd, Concentrix requested that piping for an SSDS extraction point be raised to accommodate a drop ceiling in their new call center space (formerly VoltDelta office space) undergoing renovation in the central portion of the Site building. This SSDS extraction piping was cut and temporarily sealed on May 22nd and was repaired and put back into operation on May 28th.

Activities Planned for This Month

The following work is planned for June 2015:

- Pending PFE data analysis, permanent PFE monitoring points will be installed. The permanent PFE monitoring point locations will not be selected prior to consultation with the NYSDEC/NYSDOH.
- Continued data validation of soil, groundwater, and SSDS exhaust data generated as during the implementation of the IRM Work Plan.
- Continued coordination between building tenants, 3750 Monroe Avenue Associates,

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LLC, and LaBella to perform upcoming Indoor Air and Sub-Slab Sampling, per Section 5.3.1 of the IRM Work Plan.

- Issuance of a Remedial Investigation Work Plan (RIWP) for the Site.

Approved Activity Modifications (changes of work scope and/or schedule)

No activity modifications were made in the month of May 2015.

Sampling/Testing Results

No laboratory sampling/testing results were received in the month of May 2015.

Unresolved Delays Encountered or Anticipated

There are currently no unresolved delays associated with the project.

Percentage of Completion

Implementation of an IRM associated with the SSDS installation and soil and groundwater sampling within the building footprint began in December 2014 and will continue in June 2015.

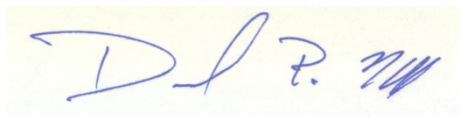
Activities Undertaken in Support of the Citizen Participation Plan

There were no activities undertaken in support of the Citizen Participation Plan in May 2015.

If you have any questions, or require additional information, please do not hesitate to contact me at (585) 295-6611.

Sincerely,

LABELLA ASSOCIATES, D.P.C.

A handwritten signature in blue ink, appearing to read "D.P. Noll", is written on a light yellow rectangular background.

Daniel P. Noll, P.E.
Project Manager

DPN/KRM

cc: Lewis Norry – 3750 Monroe Avenue Associates, LLC
Rachel Rosen – Norry Management Corporation
James Mahoney – NYSDEC (e-copy only)
Bridget Boyd – NYSDOH (e-copy only)



Sump in electrical room, prior to sealing, as found on May 13, 2015 with non-airtight cover.



Interior of sump in electrical room, prior to sealing, with non-airtight cover removed.



Sump in electrical room after it was sealed with plastic sheeting and check valve assembly on May 13, 2015.



Prior to sealing, typical expansion joints in the concrete floor slab below the raised floor in the VoltDelta server space.



After sealing, expansion joints in the concrete floor slab below the raised floor in the VoltDelta server space.



After sealing, saw cuts in the concrete floor slab below the raised floor in the VoltDelta server space.



After sealing, saw cuts in the concrete floor slab below the raised floor in the VoltDelta server space.



After sealing, an expansion joint in the concrete floor slab below the raised floor in the VoltDelta server space.